



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2017-0021 ROW # 11704657 Tax # 0404020606
ICAD

Section 1: Applicant Statement

Street Address: 2400 WILSON ST.

Subdivision Legal Description:

LIVE OAK GROVE SOUTH AUSTIN AMENDED PLAT OF LOTS 7,8,9,10,11,12 & 13

Lot(s): 9A

Block(s): 2

Outlot: 16 & 17

Division: _____

Zoning District: SF-3-NP (Bouldin Creek)

I/We PHIL MONCADA

on behalf of myself/ourselves as

authorized agent for JON NOTERTHOMAS

affirm that on

Month November, Day 23, Year 2016

, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☒ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: ACCESSORY BUILDING

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

SECTION 25-2-492 (D)

SECTION 25-2-774 (C)(2)(a)

SECTION 25-2-774 (C)(4)

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

OF THE UNIQUENESS OF THE LOT DIMENSIONS; AT 70' WIDTH, THE DEPTH OF THIS
CORNER LOT IS TYPICALLY SHORTENED, CREATING A LACK OF SPACE,
PARTICULARLY IN A SITUATION EVEN MORE AFFECTED BY THE DISTANCE
REQUIREMENT BETWEEN REQUIRED PER IRC.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

UNIQUE LOT DIMENSIONS HAVE CREATED A LACK OF SPACE FOR A VERY MODERATE
BUILDING DESIGN, STAYING IN THE PARAMETERS OF THE IRC'S DISTANCE
REQUIREMENT BETWEEN STRUCTURES. IN ADDITION THE LOCATION OF THE
RELOCATED STRUCTURE WAS APPROVED BY THE COA BUILDING INSPECTION
DEPARTMENT. SEE ATTACHED CERTIFICATE OF OCCUPANCY FOR UNIT B.

b) The hardship is not general to the area in which the property is located because:

OTHER CORNER LOTS DO NOT FACE THE SAME DIMENSION CONFIGURATION.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE ADJACENT PROPERTY IS 2' FEET INTO THEIR OWN SIDE SETBACK. WE ARE FLEXIBLE WITH THE PROPOSED STAIRCASE: THERE IS AN EXISTING ENTRYWAY ON THAT SIDE OF THE 2ND STRUCTURE, BUT WE COULD EXCLUDE A STAIRCASE LEADING UP TO IT, TAKING US FURTHER OUT OF THE BACK SET BACK.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Phil Moncada Date: 03/29/17

Applicant Name (typed or printed): PHIL MONCADA

Applicant Mailing Address: 1301 S IH 35 STE 204

City: AUSTIN State: TEXAS Zip: 78741

Phone (will be public information): (512) 627-8815

Email (optional – will be public information): MONCADATAZ@SBCGLOBAL.NET

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 3/29/17

Owner Name (typed or printed): JON J. NOTARTHOMAS

Owner Mailing Address: 2400 WILSON ST.

City: AUSTIN State: TEXAS Zip: 78704

Phone (will be public information): (512) 636-3217

Email (optional – will be public information): MULEEMUSIC@YAHOO.COM

Section 5: Agent Information

Agent Name: PHIL MONCADA

Agent Mailing Address: 1301 S IH 35 STE 204

City: AUSTIN State: TEXAS Zip: 78741

Phone (will be public information): (512) 627-8815

Email (optional – will be public information): MONCADATAZ@SBCGLOBAL.NET

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2010-077319 BP

ISSUE DATE: 03/21/2012

BUILDING ADDRESS: 2400 WILSON ST UNIT B

LEGAL DESCRIPTION: Lot: 9A Block: 2 Subdivision: LIVE OAK GROVE SOUTH AUSTIN; AMENDED PLAT OF LOTS 7,8,9,10,11,12,13, BLOCK 2 OF

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel

Remodel - THIS IS A RE-PERMIT FOR THE STRUCTURE. OLD PERMIT ---- 2009-127394 PR RE-ISSUEING BP, PP, EP, & MP 2009 - 127725. OWNER LET PERMITS EXPIRE relocate a sf residence from 3811 Bee Caves Rd. and convert to an accessory structure to be used as a workshop-storage-the kitchen will be removed-existing bath to remain-(The single family was temporarily parked at 3811 Bee Caves) the home came from 810 Christopher to 3811 Bee Caves. NOT to be rented or leased, will not be used as a seconadary dwelling unit without applying for the appropriate permits.

REMODEL BUILDING SQUARE FOOTAGE: 585 SQ. FT.

SPRINKLER SYSTEM:

CODE YEAR: 2006

CODE TYPE: International Residential Code

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR: JON J. NOTARTHOMAS,

******* CERTIFICATE OF OCCUPANCY *******

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

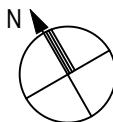
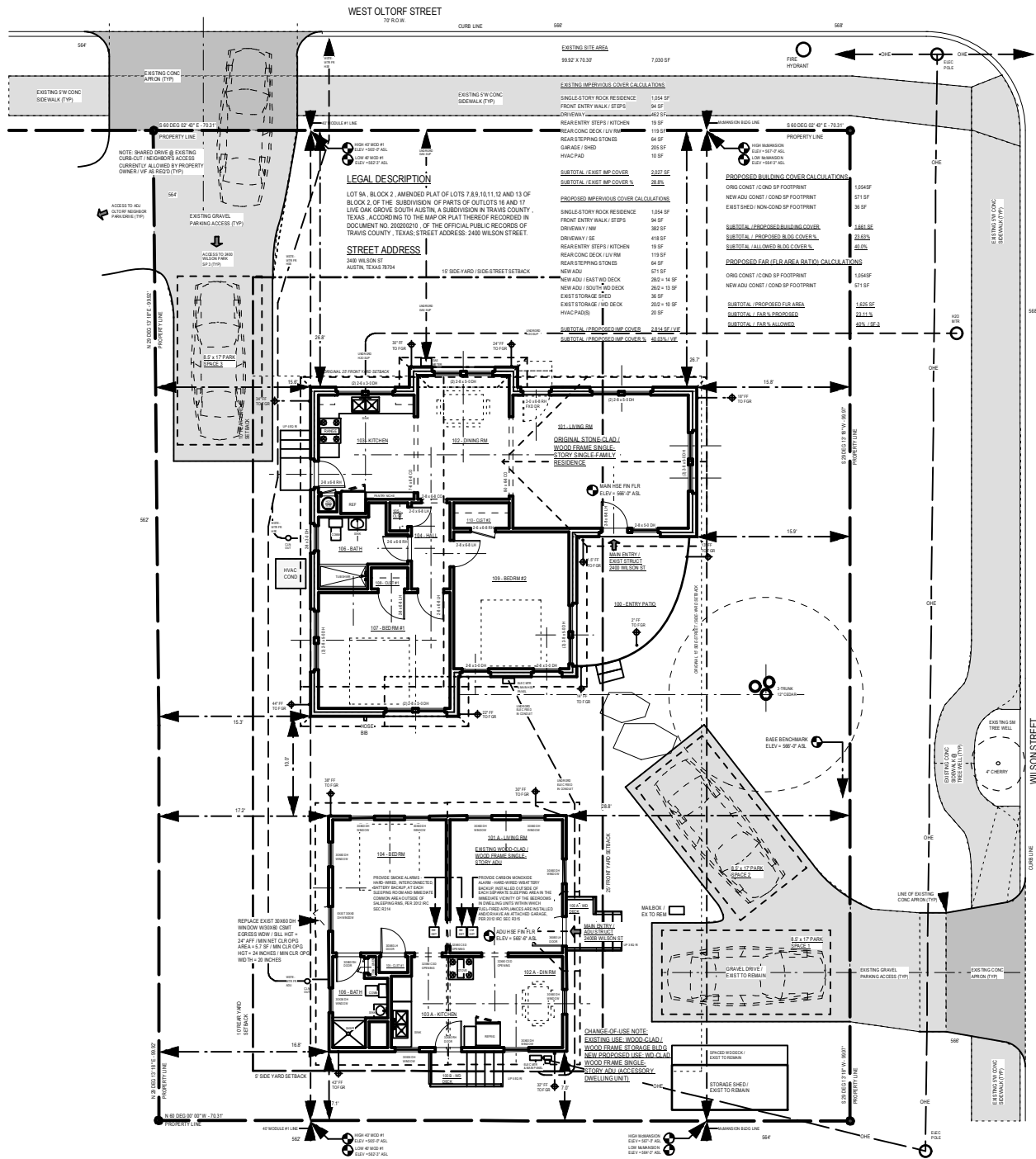
NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

Rick Arzola
For Carl Wren Building Official



PL-1
SP 1.1

EXISTING SITE PLAN

1/16" = 1' - 0"

PROPOSED IMPERVIOUS COVER CALCULATIONS

SINGLE-STORY ROCK RESIDENCE	1,054 SF
FRONT ENTRY WALK / STEPS	94 SF
DRIVEWAY / NW	382 SF
DRIVEWAY / SE	418 SF
REAR ENTRY STEPS / KITCHEN	19 SF
REAR CONC DECK / LIV RM	119 SF
REAR STEPPING STONES	64 SF
NEW ADU	571 SF
NEW ADU / EAST WD DECK	28/2 = 14 SF
NEW ADU / SOUTH WD DECK	26/2 = 13 SF
EXIST STORAGE SHED	36 SF
EXIST STORAGE / WD DECK	20/2 = 10 SF
HVAC PAD(S)	20 SF

SUBTOTAL / PROPOSED IMP COVER 2,814 SF / VIF
SUBTOTAL / PROPOSED IMP COVER % 40.03% / VIF

PROPOSED BUILDING COVER CALCULATIONS

ORIG CONST / COND SP FOOTPRINT	1,054SF
NEW ADU CONST / COND SP FOOTPRINT	571 SF
EXIST SHED / NON-COND SP FOOTPRINT	36 SF

SUBTOTAL / PROPOSED BUILDING COVER 1,661 SF
SUBTOTAL / PROPOSED BLDG COVER % 23.63%
SUBTOTAL / ALLOWED BLDG COVER % 40.0%

PROPOSED FAR (FLR AREA RATIO) CALCULATIONS

ORIG CONST / COND SP FOOTPRINT	1,054SF
NEW ADU CONST / COND SP FOOTPRINT	571 SF

SUBTOTAL / PROPOSED FLR AREA 1,625 SF
SUBTOTAL / FAR % PROPOSED 23.11 %
SUBTOTAL / FAR % ALLOWED 40% / SF-3

PETER DICK
ARCHITECT & BUILDER, INC

1111-A WEST ANNIE ST
AUSTIN, TEXAS 78704

OFFICE / CELL: 512-658-9974
E: PETERDICKARCHITECT@GMAIL.COM

NOTARTHOMAS RES

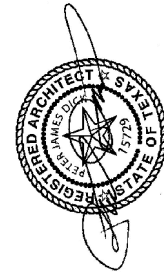
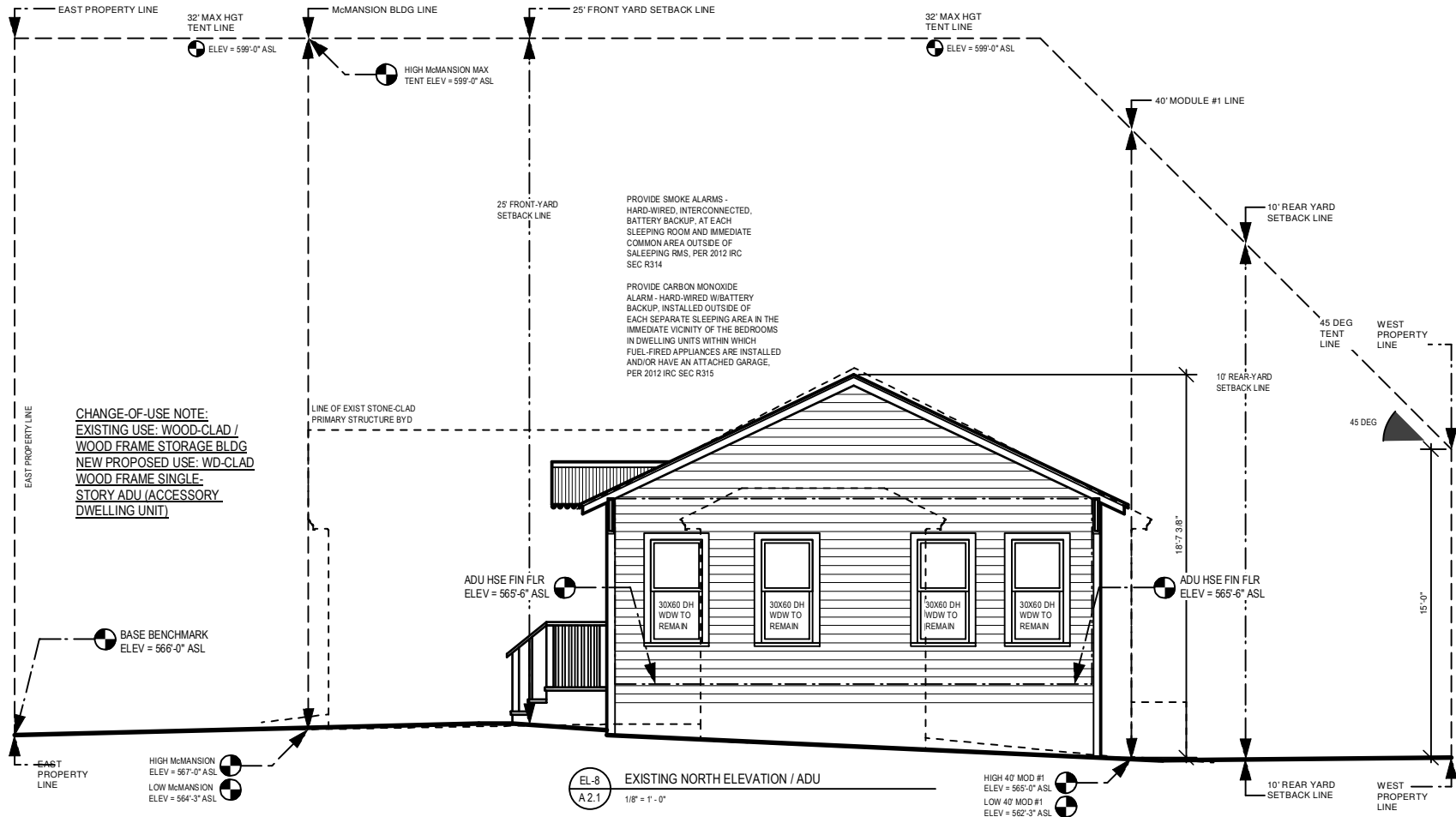
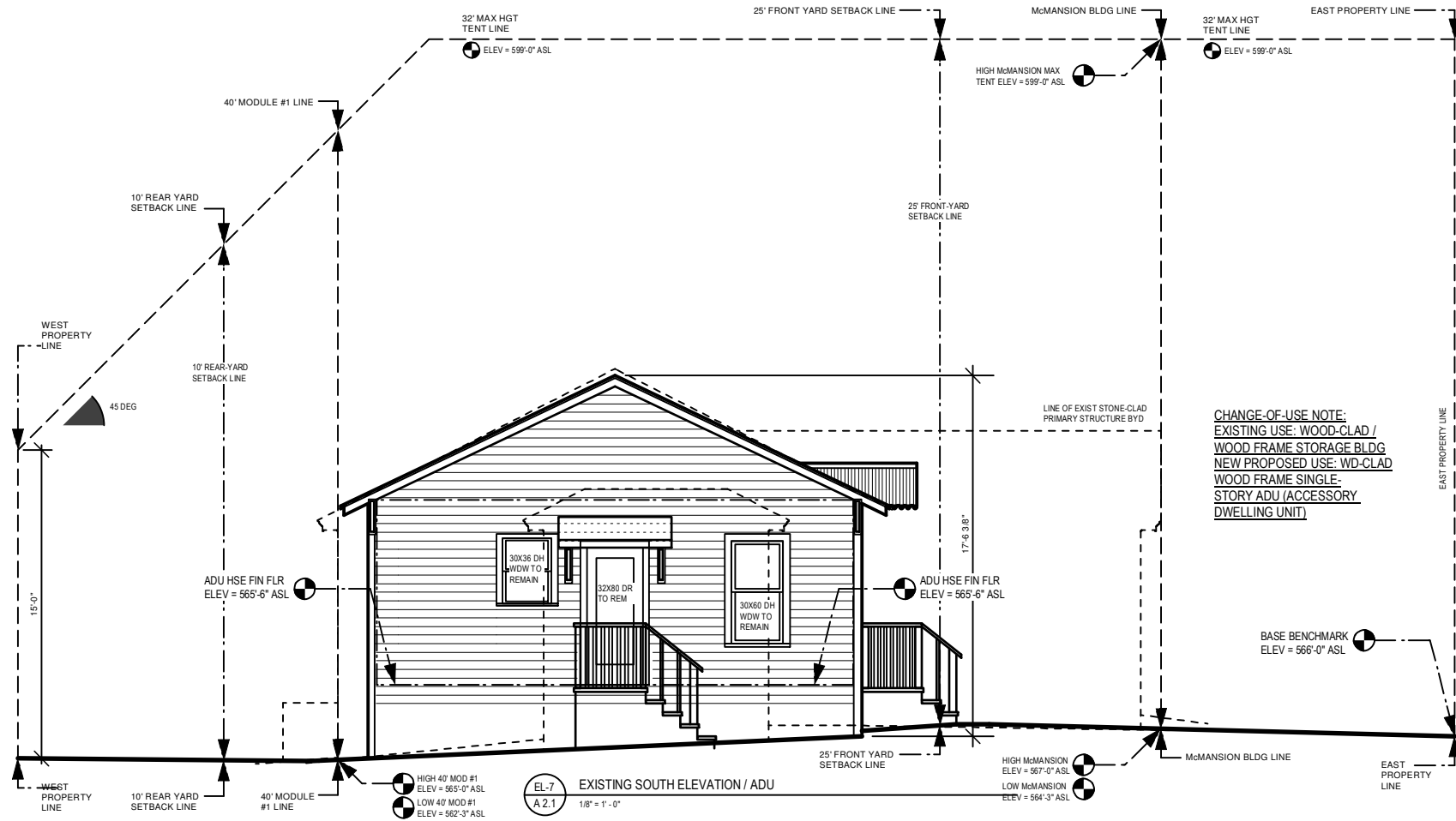
2400 WILSON ST
AUSTIN, TEXAS 78704

SP 1.1 / SITE PLAN

COA PERMIT REVIEW
SCALE: 1/16" - 1' - 0"



04 APRIL 2017

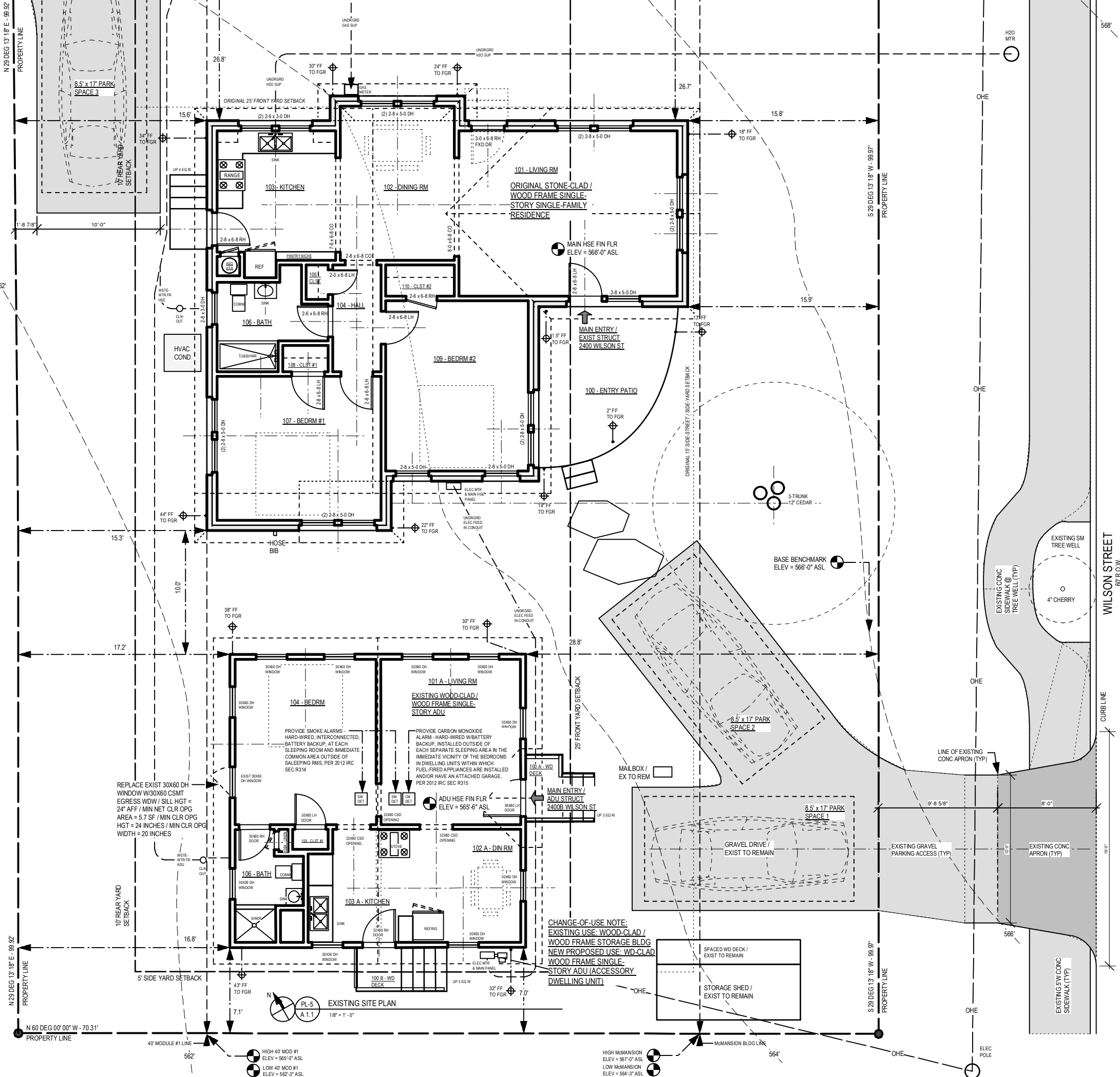


04 APRIL 2017

NOTARTHOMAS RES
2400 WILSON ST
AUSTIN, TEXAS 78704

A 2.2 / EXT ELEVS
COA PERMIT REVIEW
SCALE: 1/8" - 1' - 0"

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STREET ADDRESS

2400 WILSON ST
AUSTIN, TEXAS 78704

LEGAL DESCRIPTION

LOT 9A , BLOCK 2 , AMENDED PLAT OF LOTS 7,8,9,10,11,12 AND 13 OF BLOCK 2, OF THE SUBDIVISION OF PARTS OF OUTLOTS 16 AND 17 LIVE OAK GROVE SOUTH AUSTIN, A SUBDIVISION IN TRAVIS COUNTY , TEXAS , ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200200210 , OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY , TEXAS; STREET ADDRESS: 2400 WILSON STREET.

EXISTING IMPERVIOUS COVER CALCULATIONS

SINGLE-STORY ROCK RESIDENCE	1,054 SF
FRONT ENTRY WALK / STEPS	94 SF
DRIVEWAY	462 SF
REAR ENTRY STEPS / KITCHEN	19 SF
REAR CONC DECK / LIV RM	119 SF
REAR STEPPING STONES	64 SF
GARAGE / SHED	205 SF
HVAC PAD	10 SF

SUBTOTAL / EXIST IMP COVER

2,027 SF

SUBTOTAL / EXIST IMP COVER %

28.8%

PROPOSED IMPERVIOUS COVER CALCULATIONS

SINGLE-STORY ROCK RESIDENCE	1,054 SF
FRONT ENTRY WALK / STEPS	94 SF
DRIVEWAY / NW	382 SF
DRIVEWAY / SE	418 SF
REAR ENTRY STEPS / KITCHEN	19 SF
REAR CONC DECK / LIV RM	119 SF
REAR STEPPING STONES	64 SF
NEW ADU	571 SF
NEW ADU / EAST WD DECK	28/2 = 14 SF
NEW ADU / SOUTH WD DECK	26/2 = 13 SF
EXIST STORAGE SHED	36 SF
EXIST STORAGE / WD DECK	20/2 = 10 SF
HVAC PAD(S)	20 SF

SUBTOTAL / PROPOSED IMP COVER

2,814 SF / VIF

SUBTOTAL / PROPOSED IMP COVER %

40.03% / VIF

PROPOSED BUILDING COVER CALCULATIONS

ORIG CONST / COND SP FOOTPRINT	1,054SF
NEW ADU CONST / COND SP FOOTPRINT	571 SF
EXIST SHED / NON-COND SP FOOTPRINT	36 SF

SUBTOTAL / PROPOSED BUILDING COVER

1,661 SF

SUBTOTAL / PROPOSED BLDG COVER %

23.63%

SUBTOTAL / ALLOWED BLDG COVER %

40.0%

PROPOSED FAR (FLR AREA RATIO) CALCULATIONS

ORIG CONST / COND SP FOOTPRINT	1,054SF
NEW ADU CONST / COND SP FOOTPRINT	571 SF

SUBTOTAL / PROPOSED FLR AREA

1,625 SF

SUBTOTAL / FAR % PROPOSED

23.11 %

SUBTOTAL / FAR % ALLOWED

40% / SF.3



04 APRIL 2017

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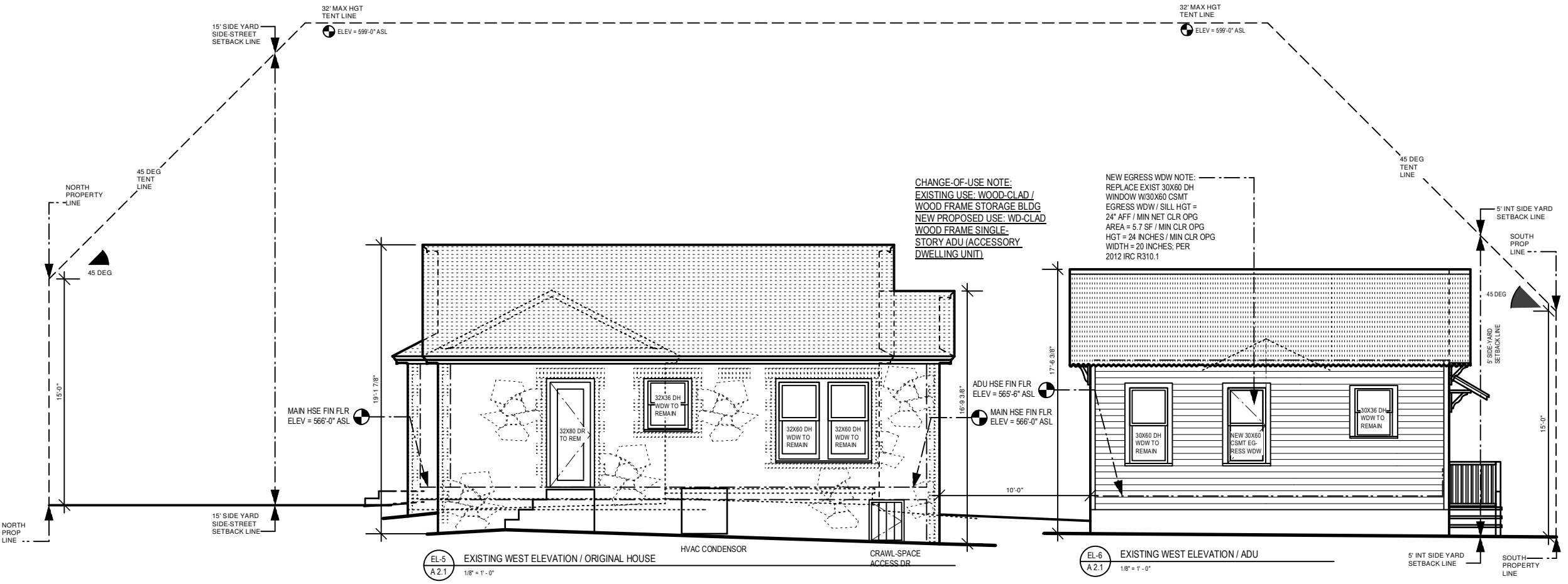
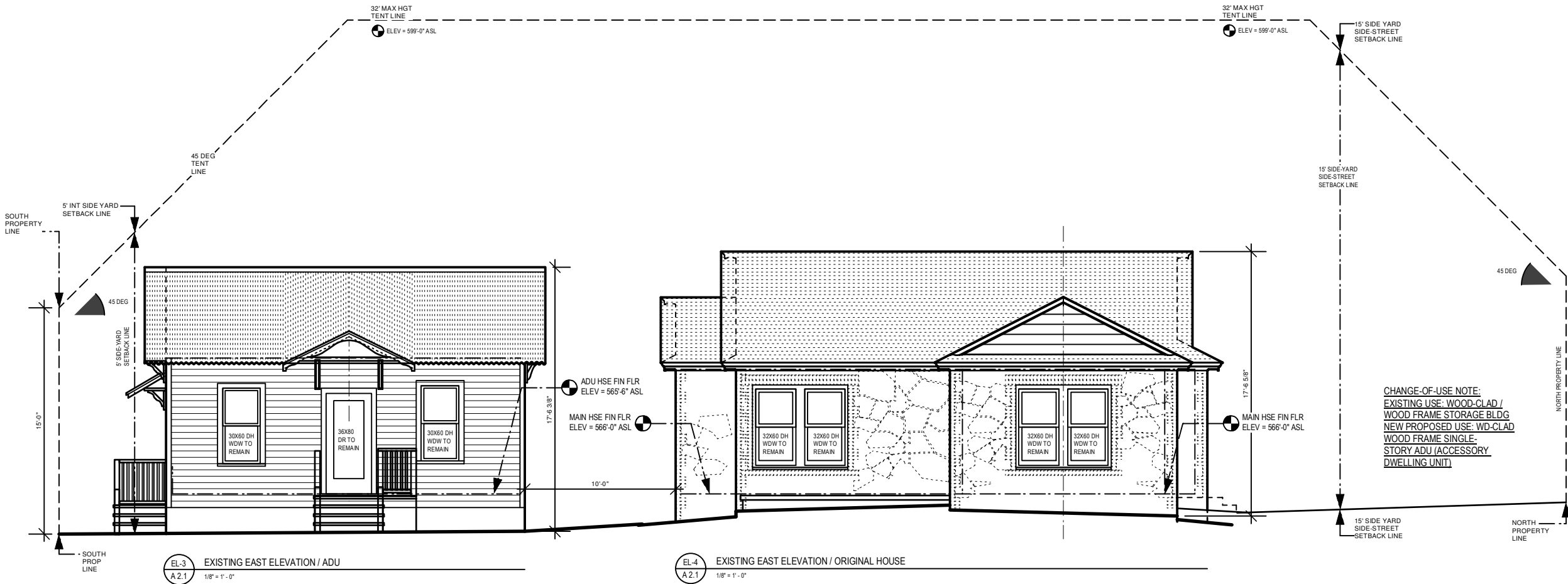
OFFICE / CELL: 512-658-9974
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NOTARTHOMAS RES

2400 WILSON ST
AUSTIN, TEXAS 78704

A 1.1 / ARCH'L PLAN

COA PERMIT REVIEW
SCALE: 1/8" - 1' - 0"



04 APRIL 2017

NOTARTHOMAS RES

2400 WILSON ST
AUSTIN, TEXAS 78704

A 2.1 / EXT ELEVS

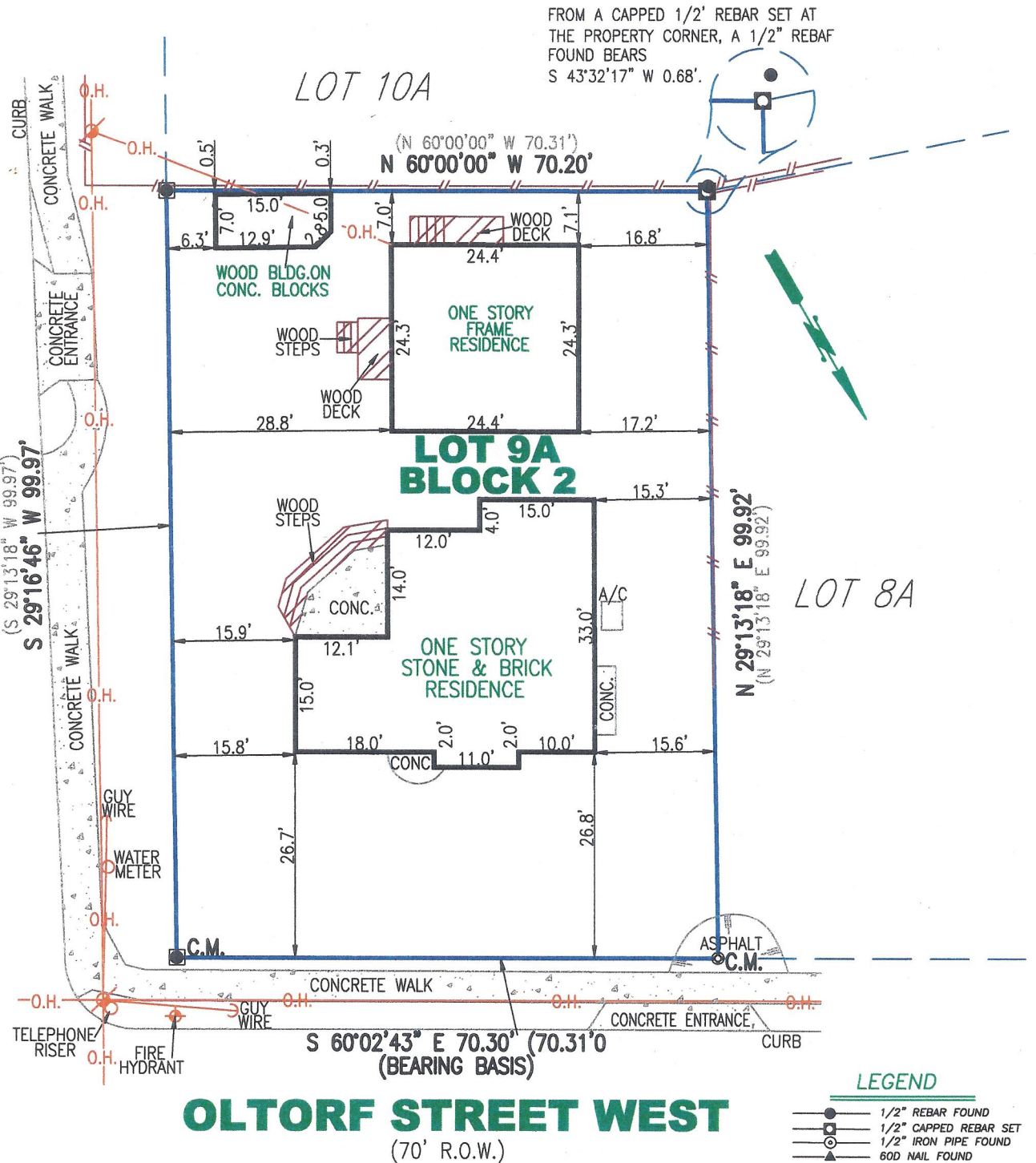
COA PERMIT REVIEW
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WILSON STREET



Notes:

1) Subject to restrictions and easement rights in Doc. No. 200200210, Official Public Records.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
AUSTIN TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0585 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 2400 WILSON STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 9A BLOCK: 2 REFERENCE NAME: JON NOTARHOMAS DOC. NO. 200200210 OFFICIAL PUBLIC RECORDS
SUBDIVISION: AMENDED PLAT OF LOTS 7,8,9,10,11,12 AND 13, BLOCK 2 OF THE SUBDIVISION OF PART OF OUTLOTS 16 AND 17 LIVE OAK GROVE SOUTH AUSTIN

G.F. #: AUT-22-668-AUT15008728TH



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

JOB #: B0918515_TA
DATE: 09/30/15
SCALE: 1" = 20'

FIELD WORK BY	CHRIS	09/30/15
CALC'D BY	V.G.	09/30/15
DRAFTED BY	JOSE	09/30/15
CHECKED BY	M.L.	09/30/15